

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	849 Lincoln Blvd.	Date:	March 9 th , 2016
Perm. Parcel No:	813-18-029	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	CCLRC	Maximum Occupancy:	7 persons
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The water, gas and/or electrical services were off at the time of inspection. A re-inspection at a later date **SHALL BE** required to inspect these items.

NOTE: The scope of work needed at this dwelling will require that registered City of Bedford contractors shall obtain permits for the Plumbing, Electrical, and Building (structural work at garage). To obtain permits, plans shall be prepared and approved prior to issuance of any permits. Work for which the approved plans and permits are required shall not be started until the approved plans and permits are obtained.

HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):

- 1) Clean and disinfect the entire house, including the basement.
- 2) Install a new smoke detector on the basement, first and second floor level(s) and in each bedroom.
- 3) Furnace may not use same flue liner as fireplace. Verify they use separate flues and each flue is operational. Provide report for Building Department.
- 4) Furnace must be operational, clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
- 5) All Electrical and Plumbing work to be complete and approved.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially in the basement, at back of house and back of garage.
- 2) All siding must be present, in good condition and properly painted. Repaint the house after doing all siding repair/replacement or install new, vinyl siding throughout.
- 3) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal. Note that rotted or insect damaged fascia board(s) to be replaced prior to painting or cladding with aluminum break-metal.
- 4) All porches must be properly maintained and painted and equipped with handrails/guards if more than 30" high. Make all necessary repairs to the front porch accordingly including cleaning and installing guards on both sides and at least one handrail. Stain/paint the porch guard/handrail assembly.
- 5) All porches must be properly maintained and painted and equipped with handrails/guards if more than 30" high. Make all necessary repairs to the rear porch accordingly. Repair the masonry wall supports, repair the plywood decking including proper attachment and replace missing guard(s). Stain/paint the porch assembly.
- 6) Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Make all necessary repairs to the existing shed roof at back of house, front porch shed roof, and to second story roof at fireplace chimney area. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof.
- 7) Repair and tuck-point the foundation masonry and repaint to match existing.
- 8) Tuck-point or completely reconstruct the fireplace/furnace chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.
- 9) Scrape and paint the entire garage after structural repair completed.
- 10) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal. Note that rotted or insect damaged fascia board(s) to be replaced prior to painting or cladding with aluminum break-metal (garage).

EXTERIOR ITEMS:

- 1) Clean interior and exterior, repair or replace all gutters and downspouts as needed.
- 2) All masonry (block, brick, etc. – chimneys, foundations, brick steps, brick fronts, veneers, etc) must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly.
- 3) All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing screens.
- 4) Replace all windows with damaged seals in the insulated glass with new replacement windows.
- 5) All doors must open and close properly. Replace the front and side storm doors including jamb repair.
- 6) All exterior light fixtures must be complete, properly maintained and operate normally. Rear porch light is no code compliant for a damp or wet location.
- 7) Remove all trees, bush/or shrubbery growing in driveway cracks between concrete and house walls.

GENERAL GARAGE ITEMS:

- 1) Clean interior and exterior, repair or replace all gutters and downspouts as needed. Direct downspouts a minimum of three feet away from foundations.
- 2) Exterior walls must be free of cracks, holes, damaged or missing masonry, damaged or missing trims.
- 3) Structurally repair the rear full height rear masonry wall of garage and associated repairs at sidewalls. Rear wall is bowing into the garage area.
- 4) All electrical outlets in walls and ceilings must be GFCI protected.

Certificate of Inspection
849 Lincoln Blvd.
CCLRC
March 9, 2016

GENERAL GARAGE ITEMS (Cont):

- 5) Electrical wiring is cut, damaged or open. Install electrical in garage to meet National Electric Code or remove including breaker in house panel.
- 6) Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
- 7) Floors must be concrete material and be free of serious or misaligned cracks. Repair the garage floor.
- 8) Make all necessary repairs to the garage window(s) and related frames and trims.

PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Remove and replace 4 squares (approx. 150 square feet) of driveway concrete. Driveway concrete shall be a minimum of 4-inches in thickness.
- 2) Level one square of public sidewalk.
- 3) Level one square of front service sidewalk to match the front stair riser height dimension, or replace the concrete sidewalk.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) The panel must be grounded to the street side of water meter with #4 solid copper wire.
- 2) 60 Amp services are not approved when feeding a 100-Amp panel. Replace exterior service including meter to the existing 100 amp panel.
- 3) Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).
- 4) Remove all receptacle adapters from lamp holders.
- 5) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 6) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 7) A bonding jumper wire (#4 solid copper) must be installed from hot to cold at the hot water tank.
- 8) All lights, outlets and switches must be complete and operate properly. Electrical devices may not be painted.
- 9) All electrical boxes and wiring methods to be properly installed and attached to the building structure to meet NEC.
- 10) All receptacles in unfinished basements must be GFCI protected, except sump, and furnace (they are to be grounded only).

GENERAL PLUMBING ITEMS:

- 1) Replace hot water tank.
- 2) Hot water tanks must be equipped with T & P relief valve with ¾" copper or galvanized discharge piping terminating 2" – 6" from floor.
- 3) Hot water tanks must be equipped with a listed ¼-turn gas shut-off valve and dirt leg on gas line.
- 4) Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney.
- 5) Water piping system is incomplete and partly dis-connected. Repair water distribution system using correctly sized piping system. As an example ½" hot water from hot water heater is not adequate to feed two bathrooms and a kitchen.

GENERAL PLUMBING ITEMS (Cont):

- 6) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
- 7) Install an air admittance valve under kitchen sink and revise to a p-trap. "S" traps are not permitted.
- 8) Install a code compliant drain at the laundry sink.
- 9) Provide a code complaint transition fitting from galvanized DWV to PVC DWV in the basement going to the kitchen sink.

GENERAL HVAC ITEMS:

- 1) Gas vented space heater must be clean and in serviceable condition and generally free of rust and corrosion. Have the appliance cleaned and serviced by a qualified technician. Or Replace the appliance with a new appliance. Or Remove the appliance including all related gas piping and properly terminate the gas piping.
- 2) Re-install all HVAC grilles and registers or replace with new.
- 3) Re-establish non-combustible hearth extension at fireplace.
- 4) Remove combustible materials in contact with furnace flue.
- 5) Furnace may not use same flue liner as fireplace. Verify they use separate flues and each flue is operational.

BASEMENT ITEMS:

- 1) Clean and disinfect the basement.
- 2) Install a handrail on the basement stairs, full length of stair run to basement, and a separate section from landing to the first floor.
- 3) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 4) Scrape and paint the basement walls with block-filler paint.

KITCHEN ITEMS:

- 1) Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
- 2) All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct.
- 3) Cord connected hanging light above sink is not permitted to pass through the lay in ceiling. Revise to meet NEC.
- 4) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 5) Clean, repair and disinfect the kitchen cabinets.
- 6) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: First Floor

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Remove extension cord connected vanity lighting and replace with permanent light fixture(s).
- 3) Flooring must be smooth and water-tight. Repair the tile floor or install a new tile floor.
- 4) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 5) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings
- 6) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt caps.
- 7) Caulk backsplash of sink.

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BATH ITEMS: Second Floor

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Flooring must be smooth and water-tight. Carpeting is not permitted. Remove the carpeting. Install a new tile floor.
- 3) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines.
- 4) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 5) Caulk base of toilet leaving 1/2" in rear without caulk.
- 6) Caulk backsplash of sink.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Repair all lay in ceilings or remove and repair plaster ceiling and repaint.
- 3) Remove the worn and or soiled carpeting or sheet goods and disinfect the floor surfaces.
- 4) Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
- 5) Install a handrail on the second floor stairs, full length of stair run to landing and then another handrail from landing to the second floor.
- 6) Bedrooms must be equipped with a minimum of one switched light fixture and two receptacles. Add an outlet in the bedroom with access to the attic. Add two receptacles in the other two bedrooms.
- 7) All fireplace dampers shall be intact and open and close properly. Repair or replace broken fireplace damper.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.**

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SEVEN (7) occupants (total of both adults and children)